



Hall County Regional Planning Commission

Wednesday, March 1, 2017
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Administrative Assistant:
Tracy Gartner

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

**Wednesday, March 1, 2017
Regular Meeting**

Item A1

Agenda 3-1-17

Staff Contact: Chad Nabity

AGENDA AND NOTICE OF MEETING
Wednesday March 1, 2017
6:00 p.m.
City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of Feb. 1, 2017.

3. Request Time to Speak.

4. Review - Landfill siting - located north of Old Potash Highway and west of Alda Road on nearly 57 acres at the former Cornhusker Army Ammunition Plant. (C-11-2017HC)

Consent Agenda

5. Final Plat – Isley Acres Subdivision – located south of One-R Road and east of Engleman Road , in Hall County, Nebraska (1 Lot and 8.88 acres)

6. Final Plat – Sterling Estates Ninth Subdivision – located south of Capital Avenue and east of North Road, in the City of Grand Island, Hall County, Nebraska (2 Lots and 7.2 acres)

7. Hall County Zoning Review Committee Report

8. Director's Report.

9. Next Meeting April 5, 2017.

10. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 1, 2017**

- 4. Review – Landfill Siting** located north of Old Potash Highway and west of Alda Road on nearly 57 acres at the former Cornhusker Army Ammunition Plant. O'Neill Wood Resources is proposing siting of a construction and demolition waste disposal area. A review and consideration from the Planning Commission is required as per the Nebraska Local Siting Act (NRSS § 13-1703(3)) for landfills. (Discussion and Action) (C-11-2017HC)

Consent Agenda

- 5. Final Plat – Isley Acres Subdivision** located south of One-R Road and east of Engleman Road in Hall County, Nebraska. (1 Lot and 8.88 acres) (Discussion and Action)
- 6. Final Plat - Sterling Estates Ninth Subdivision** – located south of Capital Avenue and east of North Road, in the City of Grand Island, Hall County, Nebraska (2 Lots and 7.2 acres) (Discussion and Action)
- 7. County Zoning Review** – The Hall County Zoning Review Subcommittee continues to meet and will report its progress. (C-06-2017HC) (Discussion)



Hall County Regional Planning Commission

**Wednesday, March 1, 2017
Regular Meeting**

Item 1

Review of Landfill Siting

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 22, 2017

SUBJECT: Proposed Site for Construction and Demolition Landfill at Old Potash Highway and 70th Road at the Cornhusker Army Ammunition Plant. (CHAAP)

Background:

On January 23, 2017, Stephen, Mossman, with Mattson Ricketts Law Firm, submitted a letter on behalf of O'Neill Wood Resources requesting that the Hall County Regional Planning Commission review and comment on an application to the State of Nebraska Department of Environmental Quality and Hall County by O'Neill Wood Resources to locate a Construction and Demolition Landfill at the Cornhusker Army Ammunition Plant on property located at the northwest corner of Old Potash Highway and 70th (Alda) Road.



General location of proposed C&D Landfill

This is located immediately north of the existing O'Neill Wood Resources site. The entire property is zoned AG-SI.

Scrap Disposal and Recycling are specifically listed as Conditional Uses in the regulations. These regulations were written and adopted based upon the reuse study for the base closure and relocation act. A copy of the AG-SI regulations is appended at the end of this memo.

The new operation would have a driveway access from Alda Road. This site is within the former Cornhusker Army Ammunition Plant and will not impact any existing or new residential uses in the immediate vicinity.

Mr. O'Neill has submitted an application for a conditional use permit for this use to the Hall County Board of Supervisors. They have scheduled a hearing for the conditional use permit on May 2, 2017, concurrent with the hearing required by NDEQ for landfill siting approval.

Per the Nebraska Local Siting Act (NRSS § 13-1703(3)) for landfills review of the proposed site by the planning commission is required prior to consideration of approval by the County Board. This meeting is the opportunity for the Planning Commission to review and comment on the proposed location of this construction and demolition landfill and recycling center.

13-1703.

Criteria.

An applicant for siting approval shall submit information to the city council, village board of trustees, or county board of commissioners or supervisors to demonstrate compliance with the requirements of this section regarding a solid waste disposal area or solid waste processing facility. Siting approval shall be granted only if the proposed area or facility meets all of the following criteria:

(1) The solid waste disposal area or solid waste processing facility is necessary to accommodate the solid waste management needs of the area which the solid waste disposal area or solid waste processing facility is intended to serve;

(2) The solid waste disposal area or solid waste processing facility is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected. The applicant shall provide an evaluation of the potential for adverse health effects that could result from exposure to pollution, in any form, due to the proper or improper construction, operation, or closure of the proposed solid waste disposal area or solid waste processing facility;

*(3) The solid waste disposal area or solid waste processing facility is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property. **The city council, village board, or county board shall consider the advice of the appropriate planning commission regarding the application;***

(4) The plan of operations for the solid waste disposal area or solid waste processing facility is designed to minimize the danger to the surrounding area from fire, spills, or other operational accidents;

(5) The traffic patterns to or from the solid waste disposal area or solid waste processing facility are designed to minimize the impact on existing traffic flows; and

(6) Information regarding the previous operating experience of a private agency applicant and its subsidiaries or parent corporation in the area of solid waste management or related activities are made available to the city council, village board, or county board. If a corporation, a parent company or subsidiary thereof, or any officer or board member of the corporation or the parent company or subsidiary applying for approval has been convicted of a felony within ten years of the date the application is filed, site approval shall not be granted.

Source

- *Laws 1991, LB 813, § 3;*
- *Laws 1992, LB 1257, § 60.*

The request from O'Neill Wood Resources as submitted is attached.

_____ Chad Nabity AICP, Planning Director

Section 4.07: AG-SI-Special Agriculture/Industrial Zone

4.07.01 Intent

This special use district is to allow for agricultural uses as well as manufacturing, processing, fabrication, research, warehousing, storage and wholesaling facilities in accordance with the Cornhusker Army Ammunition Plant (CAAP) Comprehensive Reuse Plan. Ranch and farm dwellings are not allowed due to the Environmental Protection Agency issues with the CAAP site. Adult Establishments are permitted uses in this Zoning District, but are regulated to control the negative secondary effects of these uses, as set forth in Article 3, Section 3.29.

4.07.02 Permitted Principal Uses

The following principal uses are permitted in the Secondary Agriculture AG-SI District.

1. Adult Establishments.
2. All other Permitted Principal Uses indicated as Permitted within the Zoning Matrix.

4.07.03 Conditional Uses

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the AG-SI District.

1. Industrial uses with more significant health and safety concerns: wrecking, scrap or garbage, disposal/recycling yard; explosives manufacture or storage; chemical, acid, or petroleum refining or storage; meat packing plants; milling and smelting of ores.
2. Utility substations, communication towers.
3. Flood control facilities/improvements.
4. Stock yards, feed yards and accessory uses provided the use can meet the separation distances found in Table 1 in the A-1 District.
5. All other Conditional Uses indicated as Conditional within the Zoning Matrix.

4.07.04 Permitted Accessory Uses

1. Other buildings or uses accessory to a permitted use or conditional use.

4.07.05 Prohibited Uses

1. Farm dwellings.
2. Any use not specifically listed as a permitted principal use, conditional or permitted accessory use.

4.07.06 Area and Intensity Regulations

In the AG-SI District, the height of buildings, the minimum dimensions of lots and yards permitted on any lot or tract, shall be as follows:

Uses	Minimum Setbacks						Max. Ground Coverage	Max. Building Height (feet)
	Min. Parcel Area (acres)	Min. Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)		
Agricultural Uses	20	100	35	-	-	-	65%	-
Non Agricultural Uses	1	100	35	-	-	-	65%	-
Rail Road Uses	1	80	35	-	-	-	20%	-

Reference Resolution 15-020,
Approved 5-5-2015

M♦R
MATTSON RICKETTS
LAW FIRM

Kelly R. Hoffschneider □
Reginald S. Kuhn
Ryan K. McIntosh
Stephen D. Mossman ○
Randall V. Petersen
Sally A. Rasmussen △
J. L. Spray △
Christina L. Usher ○
Patricia L. Vannoy ○
William F. Davis, Of Counsel

○ Also Admitted in Colorado
△ Also Admitted in Iowa
□ Also Admitted in South Dakota

January 23, 2017

www.mattsonricketts.com

Offices in Lincoln and Nebraska City

VIA EMAIL

Chad Nabity
Regional Planning Department, Director
100 East 1st Street
P.O. Box 1968
Grand Island, NE 68801
regionalplanning@grand-island.com

RE: O'Neill Wood Resources, LLC

Dear Chad:

Pursuant to our conversation, enclosed please find a copy of the O'Neill Wood Resources, LLC's Local Siting Act Application. Pursuant to **Neb. Rev. Stat. § 13-1703(3)**, the Hall County Board of Supervisors is to consider the "advice" of the appropriate Planning Commission regarding the Application. Could you please place the Application on the agenda for the next Hall County Regional Planning Commission Meeting which I understand will be Wednesday, March 1, 2017 at 6:00 p.m.

If you have any questions regarding this request, please let me know.

Very truly yours,



Stephen D. Mossman
sdm@mattsonricketts.com

SDM/ear

Enclosure

cc: O'Neill Wood Resources, LLC (via email)

134 South 13th Street, Suite 1200
Lincoln, Nebraska 68508

(402) 475-8433 Phone
(402) 475-0105 Fax

O'NEILL WOOD RESOURCES, LLC

LOCAL SITING APPLICATION

HALL COUNTY, NEBRASKA

Prepared for:

O'Neill Wood Resources, LLC

January 2017

Prepared by:

Jess Hurlbert, PE
Olsson Associates
701 4th Avenue, Suite 2C
P.O. Box 885
Holdrege, NE 68949-0885
(308) 995-8706

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Request for Local Siting
Construction and Demolition Waste Disposal Area
For Pat O'Neill
O'Neill Wood Resources, LLC

O'Neill Wood Resources, LLC hereby requests that Hall County approve the siting of a construction and demolition waste disposal area.

The site of the proposed facility is a 56.080-acre tract of Land located in part of the southeast quarter (SE ¼) of Section Eighteen (18), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska and more particularly described as follows:

*Commencing at the Southeast Corner of Section 18; Thence on an assumed bearing of N01°18'49"W, Along the East Line of said E1/2 of Section 18, a distance of 591.59 feet; Thence N88°41'11"E a distance of 4.22 feet to the **Point of Beginning**; Thence S89°02'09"W a distance of 2510.04 feet; Thence N00°59'37"W a distance of 927.97 feet; Thence N89°02'52"E a distance of 820.31 feet to a point on the West line of 86 Ft. Drainage Easement; Thence N01°11'12"W, along said West line of Drainage Easement, a distance of 76.55 feet; Thence N89°24'56"E a distance of 1639.82 feet to a point of curvature; Thence around a curve in a clockwise direction, having an angle of 20°33'43", having a radius of 722.17 feet, and chord bearing S11°30'01"E a chord distance of 257.78 feet; Thence S01°14'28"E a distance of 740.06 feet to the point of beginning.*

Said tract contains a calculated area of 2,442,827.01 Square Feet or 56.080 Acres more or less, of which 1.02 acres are county road Right-of-Way.

The nature of the proposed facility is a construction and demolition waste disposal area, to be operated in conjunction with current O'Neill Recycling Center. The attached plan shows the actual proposed construction and demolition cell area to be located north of the existing recycling center and in an area between Alda Road and the existing N/S drainage easement to the West.

The Owner of the proposed facility will be O'Neill Wood Resources, LLC with a present address of 7100 W Old Potash, Hwy, Alda, NE, 68810, and mailing address of PO Box 2202, Grand Island, NE 68802.

The area to be served by the proposed facility includes the service area of Grand Island, Hastings, Kearney and an area of approximately 30 miles surrounding the City of Grand Island.

Neb. Rev. Stat. § 13-1703 Criteria:

Neb. Rev. Stat. §13-1703(1) -- The facility is necessary to meet the solid waste needs of the area:

Currently, construction and demolition waste users must travel 30 plus miles to dispose of C&D waste in the Grand Island area or dispose of the C&D waste in a Municipal Solid Waste (MSW) lined landfill, needlessly using large amounts of airspace for material that does not need a lined landfill. O'Neill Wood Resources, LLC offers roll off and disposal service to where all C&D items not recycled would have to be trucked to a landfill or C&D landfill. This site would be very beneficial to the construction industry in and around the Grand Island Area.

Neb. Rev. Stat. §13-1703(2) -- The facility is designed, located, and proposed to be operated so that the health, safety, and welfare of the local population will be protected.

The facility is to be located at the existing O'Neill Recycling Center. The recycling facility is currently utilizing the same equipment and material handling methods that would be necessary for C&D waste to be handled cleanly and safe. The total permitted area of the property is 56.080 acres, however the area of the proposed cell is contained within 15.81 acres. The design of the cell consists of approximately 5 to 6 feet of excavation to floor level of the proposed cell, with the floor elevation of the proposed cell being greater than 10 feet higher than the high ground water levels in the area measured from area wells. The slope of the floor drains from NW to SE to avoid ponding of rain water. The storm water outside of the cell is managed with run-on controls to divert storm water from entering the cell and managing its natural flow direction while maintaining and protecting the drainage easement to the west. The maximum elevation of the cell cap at closure is approximately 1939 or approximately 35 feet above existing ground. The maximum amount of airspace for waste is 614,075 cy and the life expectancy of the proposed facility is over 40 years. Due to the type of waste that will be deposited, there is no potential for adverse health effects resulting from exposure to pollution or due to the proper/improper construction, operation or closure of the facility.

Neb. Rev. Stat. §13-1703(3) -- The facility is located to minimize incompatibility with the surrounding area and has been reviewed by the appropriate planning commission:

The facility is located north of the existing Recycling Center on ground that was row crop. The proposed facility is designed for controlled access to be requested off of Alda Road. The facility will be fenced and gated for protection. It will include a sorting building for separation of C&D waste and recyclables and a scale to weigh incoming and outgoing loads. The designed road completely around the cell will provide buffer and fire protection while graded ditches will maintain the storm water flow. The access road will be mainly on the west side of the cell for access to the cell. The addition of this access layout will not only handle any possible additional traffic resulting from C&D users, but will also improve the flow of existing recycling traffic.

The Applicant will submit the Application to the Hall County Regional Planning Commission for their review and consideration.

Neb. Rev. Stat. §13-1703(4) -- The plan minimizes danger from fire, spills, or other operational accidents:

As described above, the access and perimeter road will assist for buffer and access in case of fire, while improving traffic flow for the entire site. The use of the sorting floor for recycling loads and scale house inspections for regular users will help prevent unwanted material from entering into the C&D Site. Pursuant to Nebraska Integrated Solid Waste Management Regulations Title 132, no liquid material will be permitted on the site and will be separated for proper disposal in the case of detection. All materials not meeting the requirements to enter a C&D landfill will be sorted and disposed of at a MSW landfill.

Neb. Rev. Stat. §13-1703(5) -- Traffic patterns are designed to minimize impact on existing traffic flows:

Traffic patterns have been discussed in great detail above. This proposal will assist in traffic control and safety by utilizing access off of Alda Road to the scale house. This access would be located approximately 1000 feet north of Old Potash Highway, in lieu of the current access near Old Potash. This will not only assist with traffic flow, but increase traffic safety in the area.

Neb. Rev. Stat. §13-1703(6) – Previous operating experience of Applicant:

Neither the Applicant nor any of its officers or shareholders have been convicted of a felony within ten (10) years of the day the Application is filed. The Applicant's previous operating experience is as follows:

The applicant, O'Neill Wood Resources, LLC is owned and operated by Patrick C. O'Neill. In his twenty years of environmental and demolition work Mr. O'Neill has gained extensive experience in the waste management and disposal fields.

Mr. O'Neill holds licenses as a Nebraska asbestos supervisor / contractor and Nebraska asbestos inspector / management planner. Mr. O'Neill also has training as an asbestos project designer, NIOSH 582E analysis of airborne fibers, Lead supervisor / contractor, lead inspector / risk assessor, 40-Hour Hazardous Waste Operator and Emergency Responder (HAZWOPER) and similar environmental training.

Mr. O'Neill spent ten years as owner of Third Party Environmental, Inc a firm providing consulting services throughout Nebraska and eastern Iowa. Third Party Environmental provided inspections, project designs, management, air monitoring and oversight for asbestos, lead, mold and demolition projects for hundreds of schools, counties, cities, colleges, and private customers. This work involved close and detailed coordination with local, state and federal regulations relating to waste management and disposal.

Mr. O'Neill also founded O'Neill Transportation and Equipment, LLC which provides demolition services throughout Nebraska. This work requires close coordination with local, state, and federal regulation about construction & demolition waste management, recycling and disposal. Recent expansions have lead OTE into C&D recycling and the development of markets for recycled and reclaimed materials.

Mr. O'Neill also founded O'Neill Wood Resources, LLC which provides wood recycling and composting services in central Nebraska. OWR recycles tress, pallets and other wood sources into landscape mulch, animal bedding wood bio-fuel, and compost.

Our professional memberships include the Nebraska Safety Council, Nebraska Trucking Association, National Demolition Association, and the Solid Waste Association of North America.

In addition to the experience listed above, Mr. O'Neill intends to complete the SWANA manager of landfill operations course or equal prior to opening of the landfill. All management employees at the landfill will attend or complete similar training.

O'Neill Wood Resources, LLC

January 3, 2017
Date

Patrick O'Neill
Patrick O'Neill, President

APPENDIX A

LEGAL SURVEY AND PLAN SET

- O'Neill C&D Site Survey - Project No. 2016-1109
- Existing Ground Site Conditions
- Excavation Cell Floor
- Top Closure Plan
- Cross Sections
- Road and Ditch Sections

Survey Record

HALL COUNTY, NEBRASKA

Survey of: PART OF THE SOUTHEAST QUARTER (SE1/4)

SEC. 18 T11N, R10W of the 6th P.M.

Signed this 12th day of October, 2016

Name: Jai Jason Andrisc

Surveyor's License No. L.S. 2630



Land Surveyor's Seal

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18; THENCE ON AN ASSUMED BEARING OF N01°18'49"W, ALONG THE EAST LINE OF SAID E1/2 OF SECTION 18, A DISTANCE OF 591.59 FEET; THENCE N88°41'11"E A DISTANCE OF 4.22 FEET TO THE POINT OF BEGINNING; THENCE S89°02'09"W A DISTANCE OF 2510.04 FEET; THENCE N00°59'37"W A DISTANCE OF 927.97 FEET; THENCE N89°02'52"E A DISTANCE OF 820.31 FEET TO A POINT ON THE WEST LINE OF 86 FT. DRAINAGE EASEMENT; THENCE N01°11'12"W, ALONG SAID WEST LINE OF DRAINAGE EASEMENT, A DISTANCE OF 76.55 FEET; THENCE N89°24'56"E A DISTANCE OF 1639.82 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING AN ANGLE OF 20°33'43", HAVING A RADIUS OF 722.17 FEET, AND CHORD BEARING S11°30'01"E A CHORD DISTANCE OF 257.78 FEET; THENCE S01°14'28"E A DISTANCE OF 740.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,442,827.01 SQUARE FEET OR 56.080 ACRES MORE OR LESS, OF WHICH 1.02 ACRES ARE COUNTY ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- FOUND CORNER (1/2" PIPE)
- SET CORNER (5/8" REBAR W/CAP)
- TEMPORARY CORNER
- SECTION LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE
- CO. RD. ROW LINE
- ROW LINE
- ELECTRIC EASEMENT LINE
- GAS EASEMENT LINE
- DRAINAGE EASEMENT LINE
- CENTERLINE EASEMENT LINE
- M MEASURED DISTANCE
- D1 R.O.W. EASE INST. NO. 200101142
- R1 L. WAGNER SURVEY (9-28-2007) INST. NO. 200708365 FILED 9-28-2007
- R2 L. WAGNER SURVEY (2-25-2008) INST. NO. 200809097 FILED 10-30-2008
- R3 L. WAGNER SURVEY (12-21-2013)

SECTION CORNER TIES

NORTH 1/4 CORNER, SECTION 18 T11N R10W
CORNER WAS LOST WHEN ASPHALT PAVEMENT WAS REMOVED, PLACED TEMPORARY POINT BASED ON TIES AND DISTANCES ON PREVIOUS SURVEYS
NW 96.24' TO NAIL IN 32" TREE
NNW 101.19' TO NEAR FACE OF SECURITY CHAINLINK FENCE CORNER POST
NE 126.36' TO NEAR FACE OF SECURITY CHAINLINK FENCE GATE POST

NORTHEAST CORNER, SECTION 18 T11N R10W
CORNER WAS LOST WHEN ASPHALT PAVEMENT WAS REMOVED, PLACED TEMPORARY POINT BASED ON TIES AND DISTANCES ON PREVIOUS SURVEYS
NW 74.75' TO NAIL IN POWER POLE
SE 56.56' TO 1/2" IRON PIPE
S 40.00' TO 1/2" IRON PIPE

SOUTH 1/4 CORNER, SECTION 18 T11N R10W
FOUND ALUMINUM CAP IN ASPHALT PAVEMENT
NW 96.42' TO NAIL IN 34" TREE
SE 112.01' TO NAIL IN POWER POLE
SW 158.65' TO NAIL IN POWER POLE

SOUTHEAST CORNER, SECTION 18 T11N R10W
SURVEY MARKER w/WASHER
NW 79.39' TO NAIL IN POWER POLE
NE 71.04' TO 1/2" IRON PIPE
SW 85.33' TO NAIL IN POWER POLE

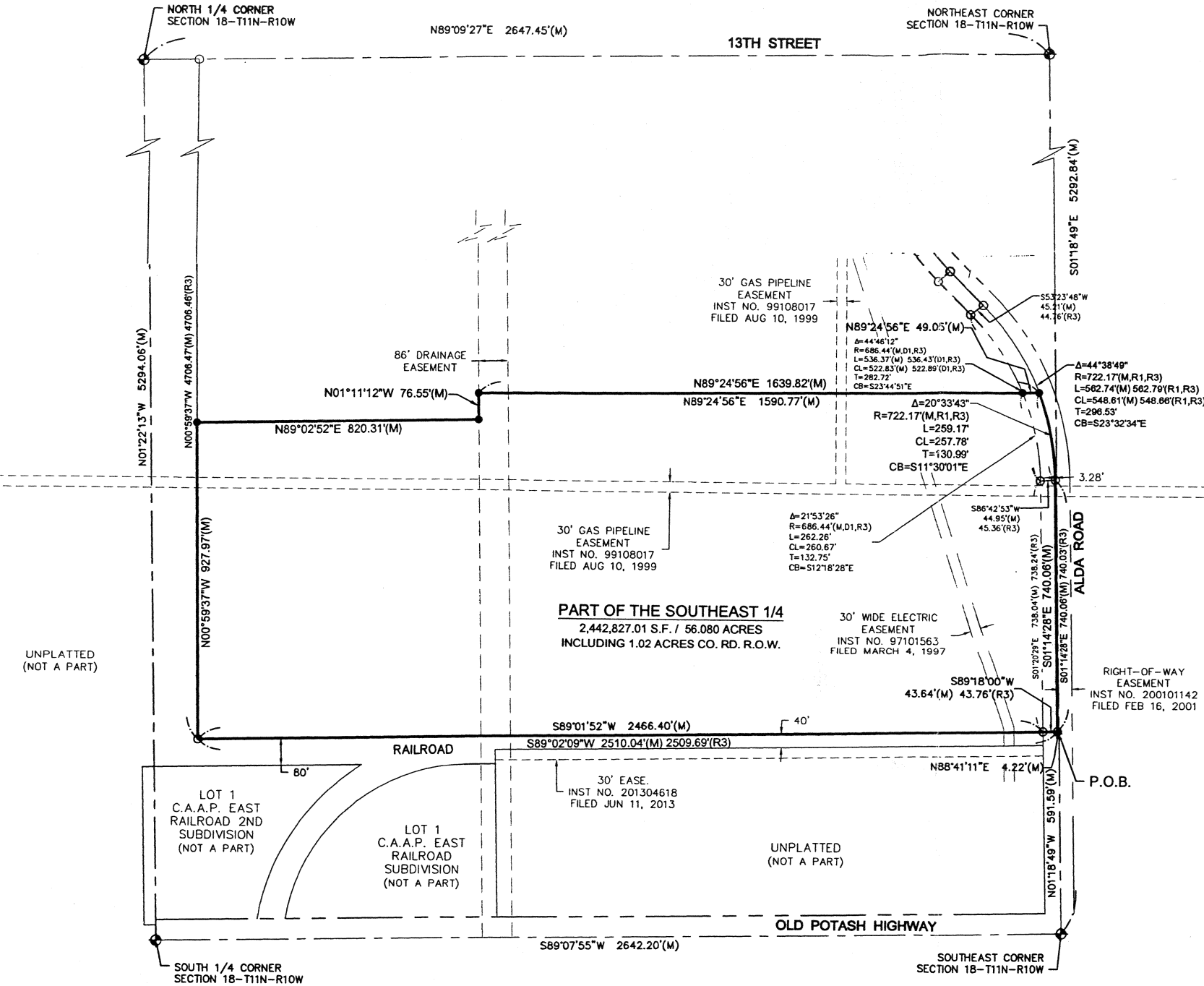
MOLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.oaconsulting.com

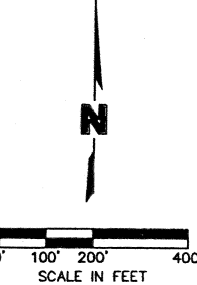
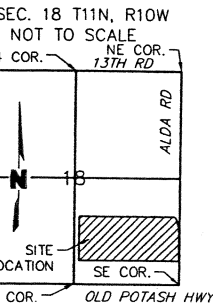
PROJECT NO. 2016-1109

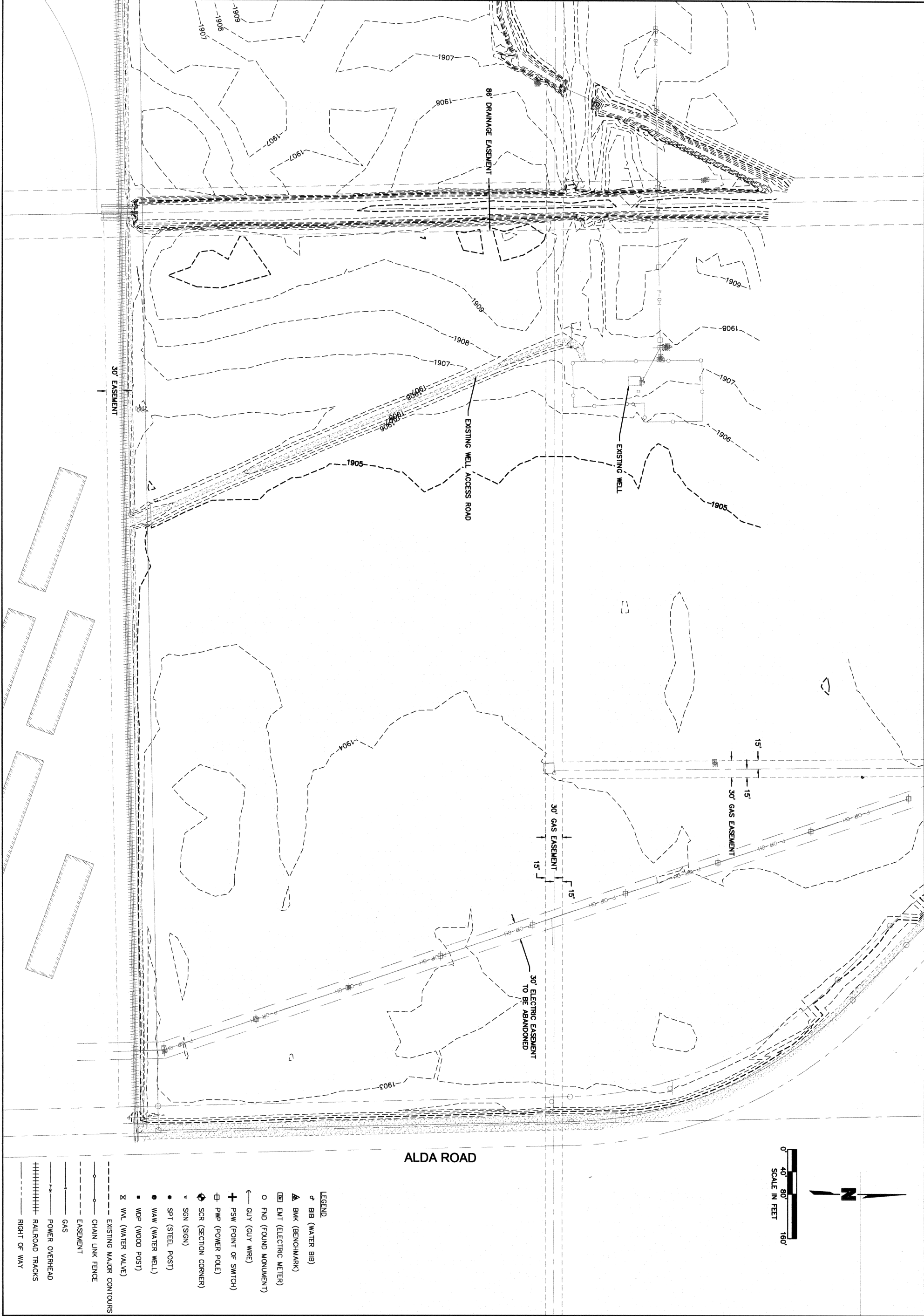
O'NEILL C&D
SITE SURVEY

FB GI 2016-1





LOCATION MAP



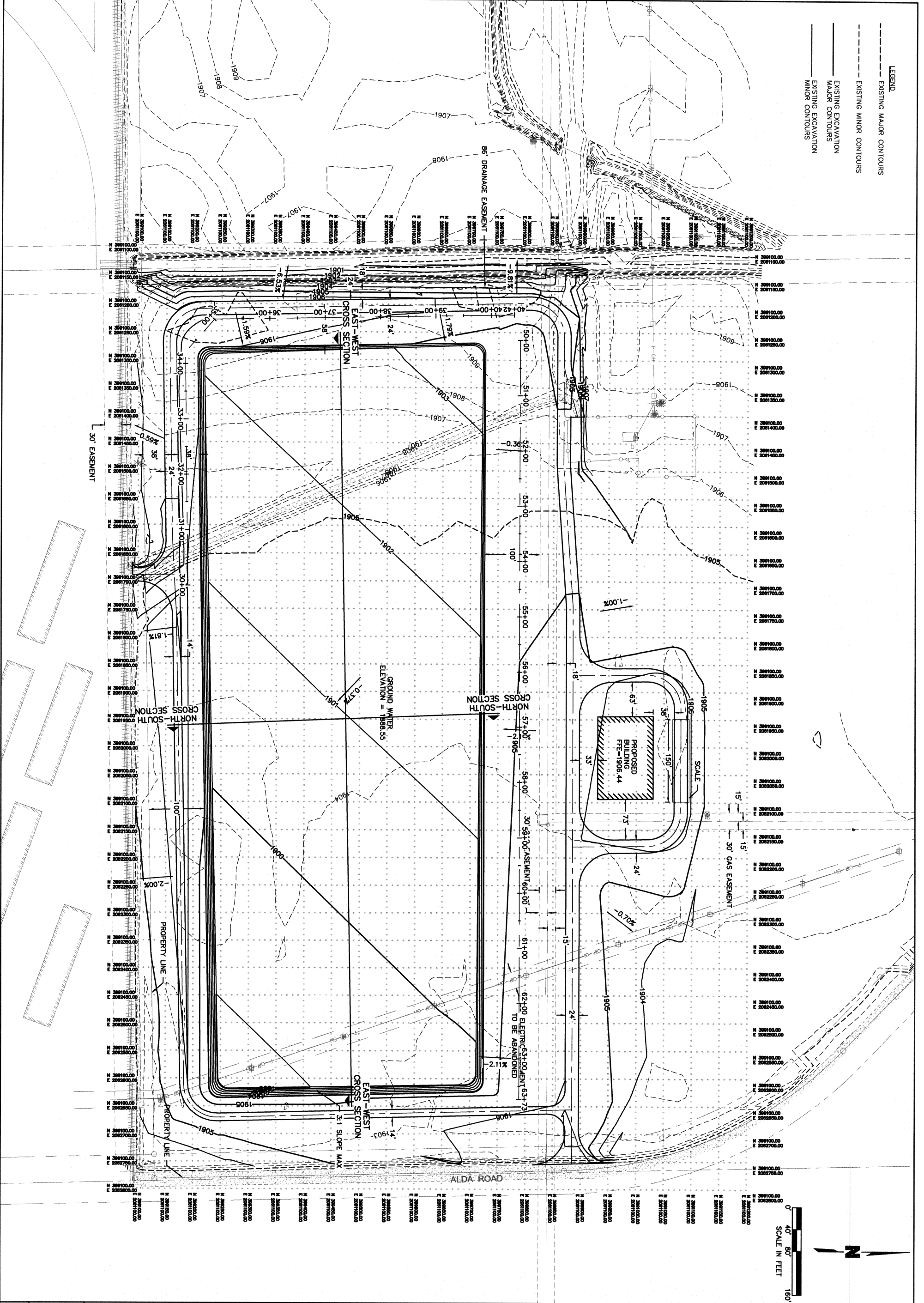


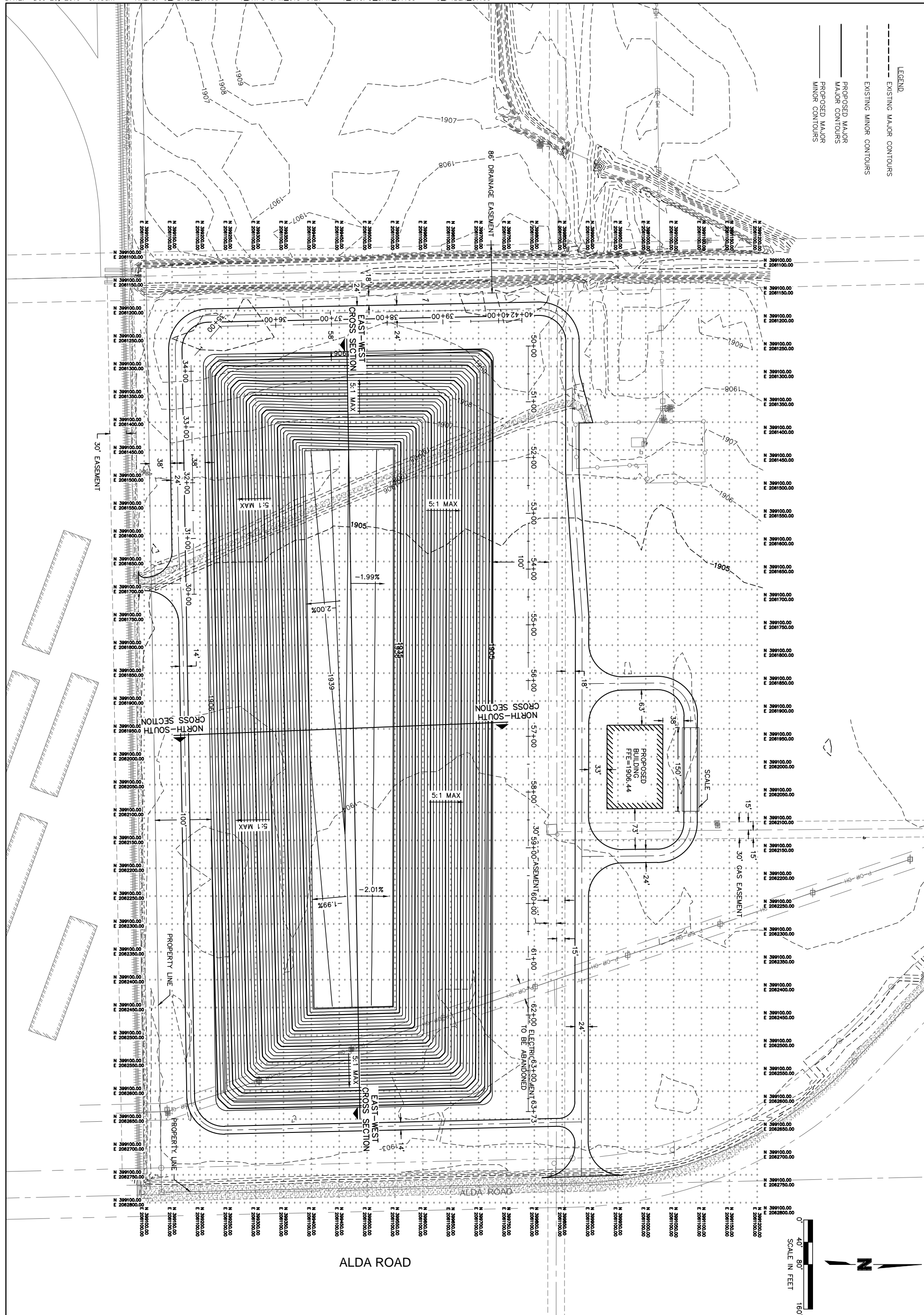
SHEET 1 OF 5	Grand Island, NEBRASKA	2016	EXISTING GROUND SITE CONDITIONS		REV. NO.	DATE	REVISIONS DESCRIPTION
			GRAND ISLAND, NEBRASKA		Regular Meeting - 3/1/2017 REVISIONS		



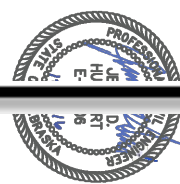
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Holdrege, NE 68949-0885
TEL: 308.995.8706
FAX: 308.995.8921
www.molsonassociates.com

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TOP CLOSURE PLAN						REV. NO.	DATE	REVISIONS DESCRIPTION
7100 W OLD POTASH								
GRAND ISLAND, NEBRASKA						2016	Regular Meeting - 3/1/2017	
							REVISIONS	



 **OLSSON[®]**
ASSOCIATES

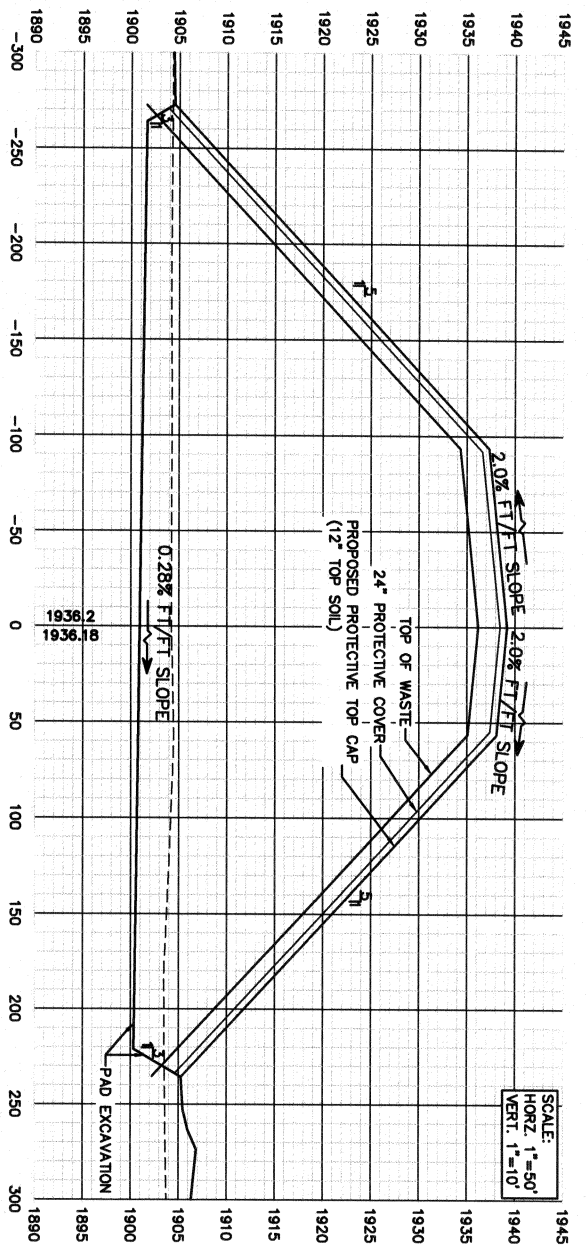
1414 Avenue, Suite 2C
O. Box 885
Oldridge, NE 68949-0885

TEL. 308.995.8706
FAX 308.995.8921

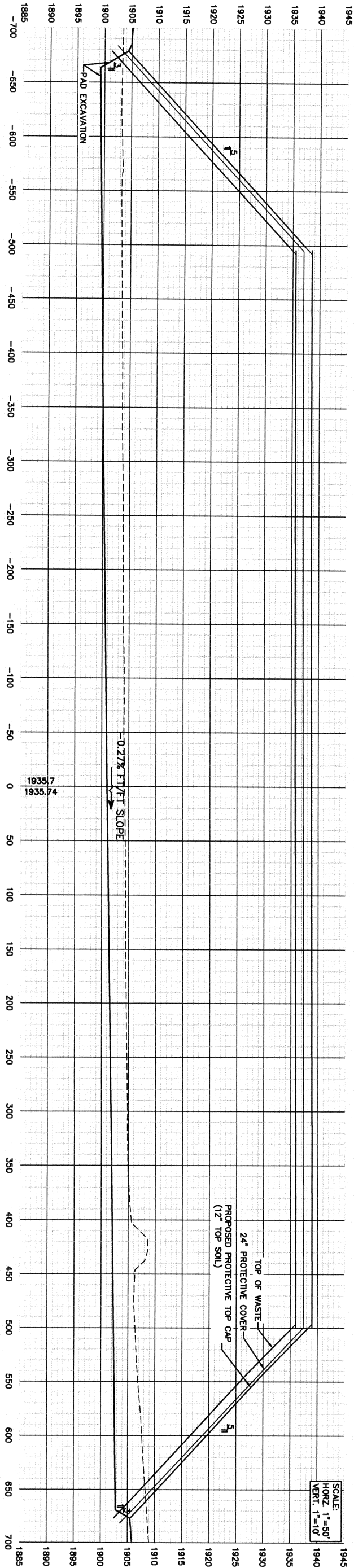
www.olssonassociates.com

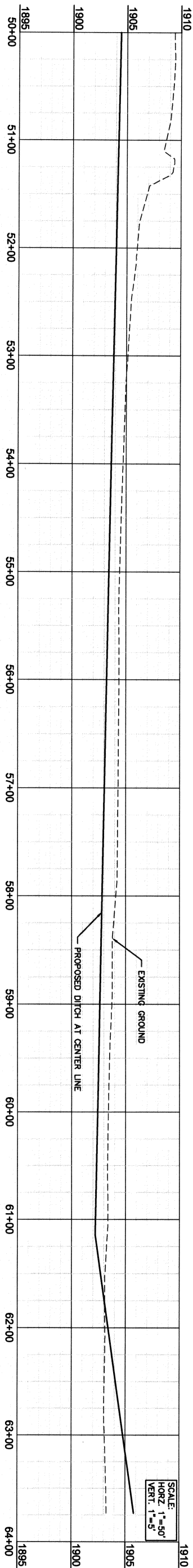
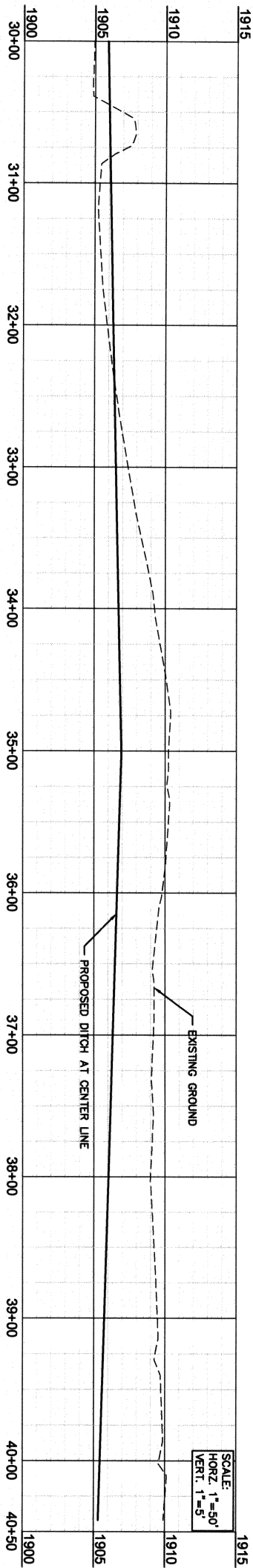
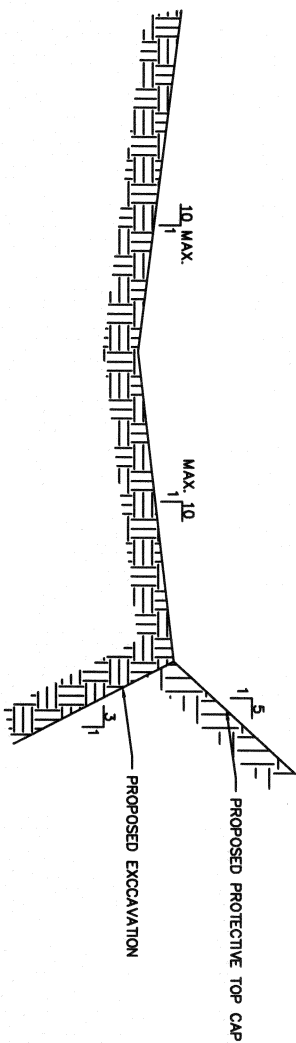
Page 23 / 43

EXCAVATION CROSS SECTION
NORTH-SOUTH PROFILE VIEW



EXCAVATION CROSS SECTION
EAST-WEST PROFILE VIEW





REV. NO.	DATE	REVISIONS DESCRIPTION

Regular Meeting - 3/1/2017
REVISIONS

ROAD AND DITCH SECTIONS

GRAND ISLAND, NEBRASKA

2016

Drawn By: L.S.
Checked By: L.S.
Approved By: L.S.
QA/QC By: L.S.
Project No.: 2016-1109
Drawing No.: ABC.DWG
Date: 11.8.16

SHEET
5 OF 5



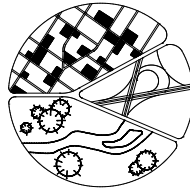
Hall County Regional Planning Commission

Wednesday, March 1, 2017
Regular Meeting

Item E1

Minutes 2-1-17

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
February 1, 2017

The meeting of the Regional Planning Commission was held Wednesday, February 1, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on January 21, 2017.

Present: Dean Sears	Pat O'Neill
Les Ruge	Carla Maurer
Hector Rubio	John Hoggatt
Judd Allan	Leonard Rainforth
Greg Robb	Jaye Monter
Dean Kjar	

Absent: Derek Apfel

Other: Grand Island City Councilman Mitch Nickerson, Hall County
Supervisor Karen Bredthauer, City Administrator Marlan Ferguson,
Amos Anson, Lesa Dixson, Tim Bolton, Keith Marvin.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent; Austin Miller, KHAS
TV.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the January 4, 2017 meeting.

A motion was made by Sears and seconded by Rainforth to approve the Minutes of the January 4, 2017 meeting as sent.

The motion carried with 11 members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar), with no members abstaining or voting no.

3. Request Time to Speak.

Keith Marvin of Marvin Planning Consultants, Items 4 and 5.

4. Public Hearing – Concerning a Blight and Substandard Study for 35.62 acres, in proposed Community Redevelopment Authority Area No. 21 in central Grand Island located along U.S. Highway 30, north of Seedling Mile Road and east of Stuhr Road. (C-07-2017GI)

Nabity said the area is the site of the former Bosselman Eaton truck stop. It has aged buildings, limited access and improper platting. Craig and Lesa Dixson own some of the buildings and want to expand their business.

Marvin said the buildings have a mean average age of 58.1 years. The area is difficult to navigate because there is a lack of public roads. Traffic currently drives across lot lines and there is no clear public path. Nabity said the area may be too narrow for a new road, but there are ways to improve public access.

A motion was made by Robb and seconded by Ruge to approve Resolution 2017-03 and the Blight and Substandard Study for Area 21 with the Marvin Planning Consultants study providing the findings of fact of blight and substandard conditions.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

5. Public Hearing – Concerning a Blight and Substandard Study for 281.8 acres in proposed Community Redevelopment Authority Area No. 22 at the former Cornhusker Army Ammunition Plant, located in the Harrison Township, north of Old Potash Highway and west of 80th Road. (C-08-2017GI.)

Nabity said a blight and substandard study was commissioned by Platte River Industrial

Park LLC, an affiliate of Hornady Manufacturing. They have done some development at the site, but would like to do more using tax-increment financing. This area has had no population growth, which is a blighting factor, and will not have population growth due to deed restrictions on the property. The site also has old structures, including aged bridge abutments and culverts. The Army cleared the site after it was declared a surplus defense site, but that clearing didn't include much underground work.

Marvin said there are a lot of cast-in-place culverts that date back to the 1940s when the plant was built. Many are not in good conditions. Manholes and deep footings have been uncovered, which are costly to remove. O'Neill said the bid contracts for clearing the area generally specified clearing only to 1.5 feet below the surface. Marvin said the average age of structures is 52.5 years, which factors in the newer buildings and improvements that have already been erected.

Ruge questioned whether Area 22 would impact Grand Island's allowed 35 percent of blighted and substandard area. Nabity said state statute is clear that formerly used defense sites may be declared blighted and substandard by a city of the first class and not count against the allowed blighted area.

The commission discussed water and sewer availability to the site for industrial/commercial development. Nabity said city sewer stops at Engleman Road. City water comes to the east edge of the plant at 60th Road, but it is only a 6-inch residential capacity line, therefore substantial infrastructure would be needed for those services.

A motion was made by Ruge and seconded by Hoggatt to approve Resolution 2017-04 and the Blight and Substandard Study for Area 22 with the Marvin Planning Consultants study providing the findings of fact.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

6. Public Hearing - Redevelopment Plan concerning an amendment to the redevelopment plan for the Cairo Business Park. This is a Site Specific Redevelopment Plan for an area south of One-R Road/Kansas Street and west of 130th Road, in the Cairo Business Park Second Subdivision, in the Village of Cairo, Hall County, Nebraska. (C-09-2017Cairo)

Nabity said the village owns the park and would like to use tax-increment financing on lots sold and developed there to pay for the cost of extending sewer, water and streets. The redevelopment plan covers all 20 lots at the park. Cairo is working with attorney Mike Bacon on the plan and contracts.

A motion was made by Monter and seconded by Rainforth to approve Cairo Business Park Redevelopment Plan because the development is consistent with the Comprehensive Plan.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 7. Public Hearing – Redevelopment Plan** concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a Site Specific Redevelopment Plan for the former Brown Hotel at 112 W. Second St., or parts of Lot Six (6) and Lot Seven (7) in Block Sixty-Six (66) in the Original Town, City of Grand Island, Hall County, Nebraska. (C-10-2017GI)

Nabity said Peaceful Root is proposing to redevelop the building, including creating upper-level apartments, which was encouraged in a downtown redevelopment study. In this proposal, the former hotel would be used for a yoga studio and three apartments on the second floor. The first floor would have commercial space and indoor parking for tenants of this building and Tower 217, the former Masonic Temple. Entrance to the parking garage would be from the alley.

A motion was made by Robb and seconded by Monter to approve the Peaceful Root Redevelopment Plan because the development is consistent with the Comprehensive Plan.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 8. Final Plat – Nagy's Third Subdivision** located north of 5th Street and west of Plum Street in the City of Grand Island, Hall County, Nebraska (2 Lots and 0.132 acres)

Nabity said this is a single lot with two houses that have been in place for more than 100 years. The water and electric service are separate and plans are to also separate the sewer service to each home.

A motion was made by Sears and seconded by Kjar to approve the final plat of Nagy's Third Subdivision.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 9. Discussion and Possible Action of Overall Blight Study** on the entire Cornhusker Army Ammunition Plant or on a substantial portion of the plant, not including those areas separately declared.

Nabity said the Planning Commission had expressed interest in looking at a more comprehensive blight and substandard study for the 20-square mile former Cornhusker Army Ammunition Plant, after seeing two separate studies for 281 acres and 285 acres.

Although the commission doesn't have the funds to conduct a study, Nabity said there

may be other entities that could cost share a study. He said those entities could include the Community Redevelopment Authority, the Grand Island Area Economic Development Corp., Hall County and Southern Public Power.

Nabity said studying all 20 square miles may be a little excessive considering some of the uses are for wildlife conservation or for the city-owned Heartland Public Shooting Park. He felt that the land zoned AG-SI (Ag-Special Industrial) where the load lines, some rail and Southern Energy Park are located, as well as land zoned AG-SE (Ag-Special Events) where Husker Harvest Days is located is best suited for a blight study.

O'Neill spoke in favor of adding in the shooting park area for study. Robb favored adding in the wildlife areas too. Ruge said he was leaning toward all the areas just so all the land could be reviewed at once, instead of having a piecemeal approach with studies coming in one at a time. Ruge said Game and Parks could maybe help with the study cost. O'Neill said the Husker Harvest Day site makes sense too because updates there have already been publicly requested.

Hoggatt first made a motion for a blight and substandard study on the CHAAP land, except for the Game and Parks wildlife conservation area, but had no second and changed his motion to include all 20 square miles except for the two existing study areas (Proposed Areas 20 and 22). Commissioners hoped by including in the wildlife conservation areas, there could be some trail development there.

O'Neill said he had some concerns about blighting cornfields and wondered if TIF requests would be made for irrigation pivots. Nabity said all the area qualifies for a review due to its former defense site status, regardless of the row crops there now. Hoggatt said the CRA would be the gatekeeper for any TIF request and he didn't see pivots as qualifying.

The motion by Hoggatt was seconded by Ruge to recommend a blight and substandard study be done on the entire 20 square mile CHAAP plant, excluding those areas already under study or separately declared.

The motion carried with 10 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Sears, Hoggatt and Kjar.) No members voted no, Rainforth abstained.

- 10. Creation of County Zoning Study Committee (C-06-2017HC)** – Nabity reported the Hall County Zoning Study Committee held its first meeting on January 19. It is discussing livestock regulations, of which Hall County appears to have less stringent regulations than most neighboring counties. The committee is also looking at a livestock siting matrix and changes in production technology that may warrant some changes in ag zoning regulations, such as the shift to producers using more hoop buildings with dry bedding instead of lagoons for livestock waste. The committee will also be reviewing Livestock Friendly county policies at its next meeting at 5:15 p.m. Thursday, February 9.

11. Director's Report – Nabity said the Nebraska Planning and Zoning Association annual conference will be held in Kearney on March 8, 9 and 10. Commissioners are invited to attend and the department will pay their registration.

12. Next Meeting March 1, 2017.

13. Adjourn

O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner



Hall County Regional Planning Commission

**Wednesday, March 1, 2017
Regular Meeting**

Item M1

Final Plat - Isley Acres Subdivision HC

Staff Contact: Chad Nabity

February 14, 2017

Dear Members of the Board:

RE: Final Plat – Isley Acres Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Isley Acres Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising part of the NW $\frac{1}{4}$ of Section Twenty Three (23), Township Twelve (12) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 8.88 acres.

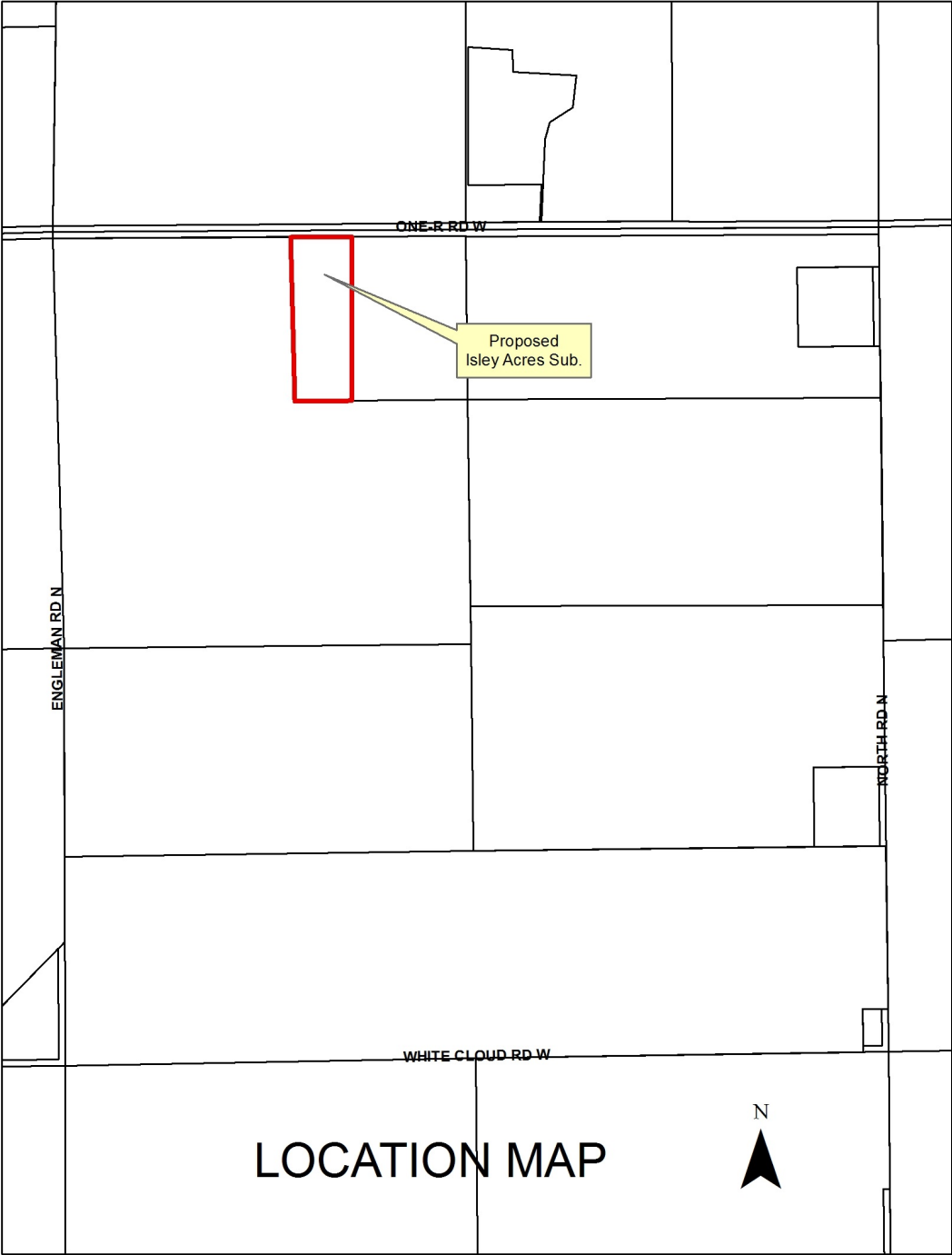
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 1, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

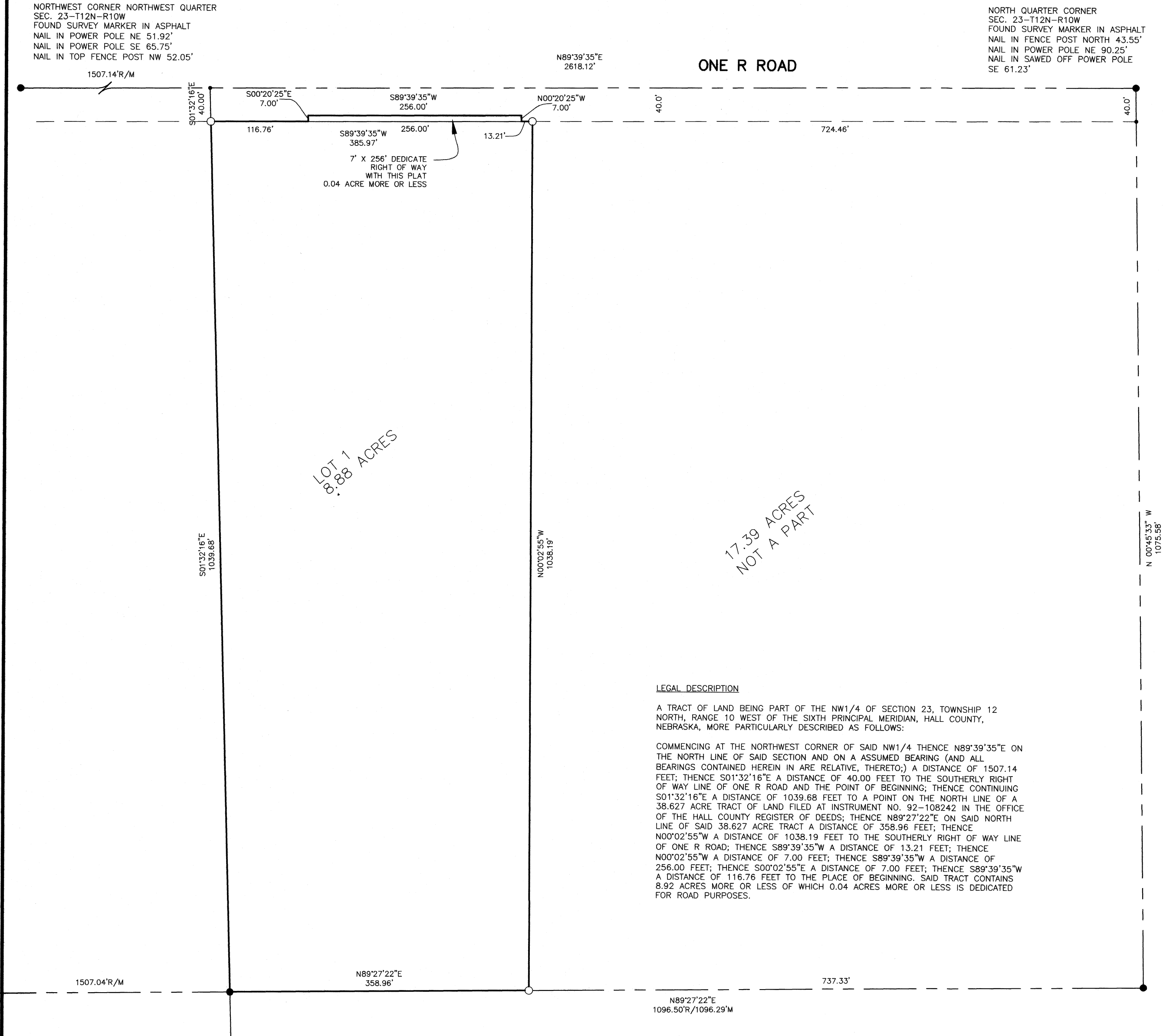
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Zoning
County Building
County Public Works
Manager of Postal Operations
Ripp Land Surveying

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



ISLEY ACRES
A SUBDIVISION BEING PART OF THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 12 NORTH,
RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
HALL COUNTY, NEBRASKA



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT MICHEAL J. ISLEY AND HEIDI S. ISLEY, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "ISLEY ACRES", A SUBDIVISION BEING PART OF THE NW1/4 OF SECTION TWENTY THREE (23), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2017.

MICHEAL J. ISLEY

HEIDI S. ISLEY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THE _____ DAY OF _____, 2017, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHEAL J. ISLEY AND HEIDI S. ISLEY, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN

DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF
SUPERVISORS, THIS _____ DAY OF _____, 2017.

CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)

SURVEYOR'S CERTIFICATE

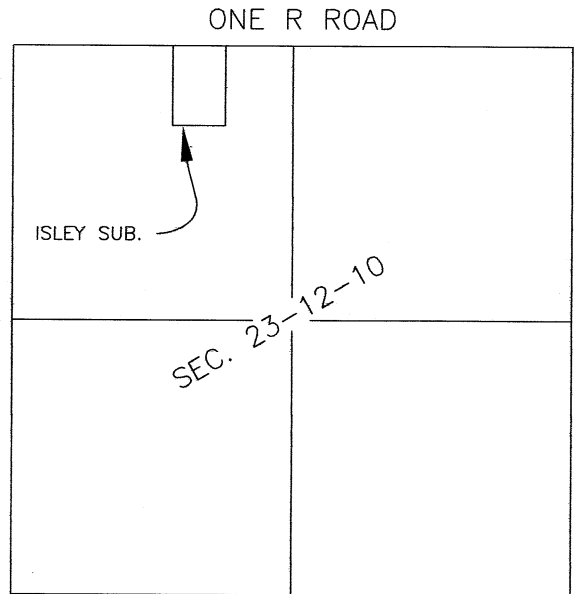
I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 2/6/2017, AT THE REQUEST OF MIKE ISLEY, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663

LEGEND

SCALE: 1"=100'

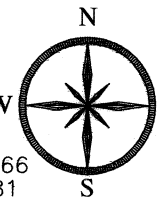
- FOUND IRON PIPE (UNLESS NOTED)
 - ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
 - TEMPORARY POINT
- PROJECT: ISLEY
DRAWN BY: JR



VICINITY MAP
NOT TO SCALE

Ripp
Land
Surveying

PO BOX 25
STROMSBURG, NE 68666
PHONE: 308-380-1281





Hall County Regional Planning Commission

**Wednesday, March 1, 2017
Regular Meeting**

Item M2

Sterling Estates 9th

Staff Contact: Chad Nabity

February 14, 2017

Dear Members of the Board:

RE: Final Plat – Sterling Estates 9th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates 9th Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, in a subdivision being all of Lot 1, Sterling Estates 6th Subdivision, in the City of Grand Island, Hall County, Nebraska, in a tract containing 7.2 acres.

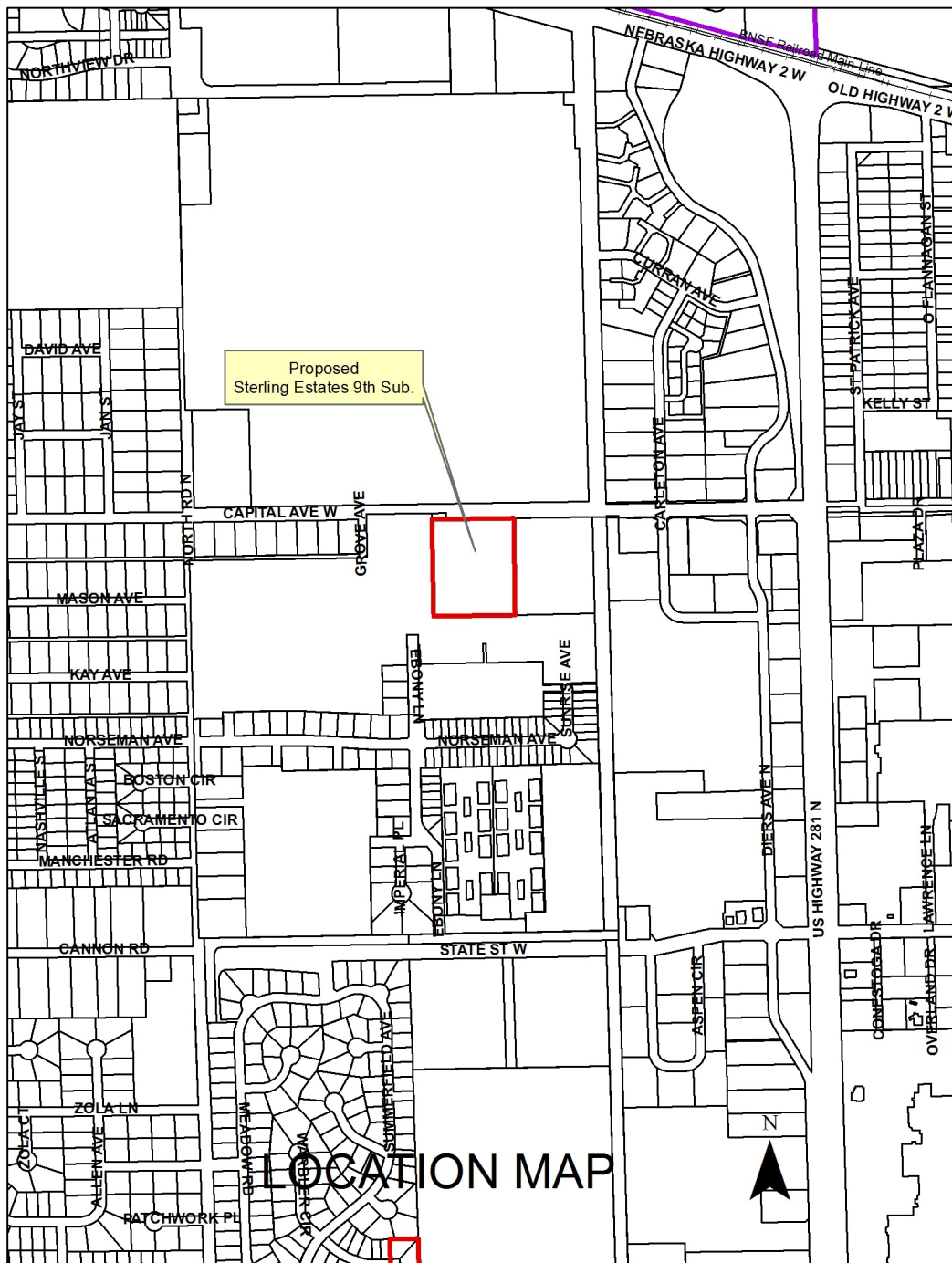
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 1, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



STERLING ESTATES NINTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, STERLING ESTATES SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS 313,635.00 SQUARE FEET OR 7.200 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "**STERLING ESTATES NINTH SUBDIVISION**" LOCATED IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STERLING ESTATES NINTH SUBDIVISION**" IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
JERRY SLUSKY, MANAGER MEMBER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY SLUSKY, MANAGER MEMBER, TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN

DATE

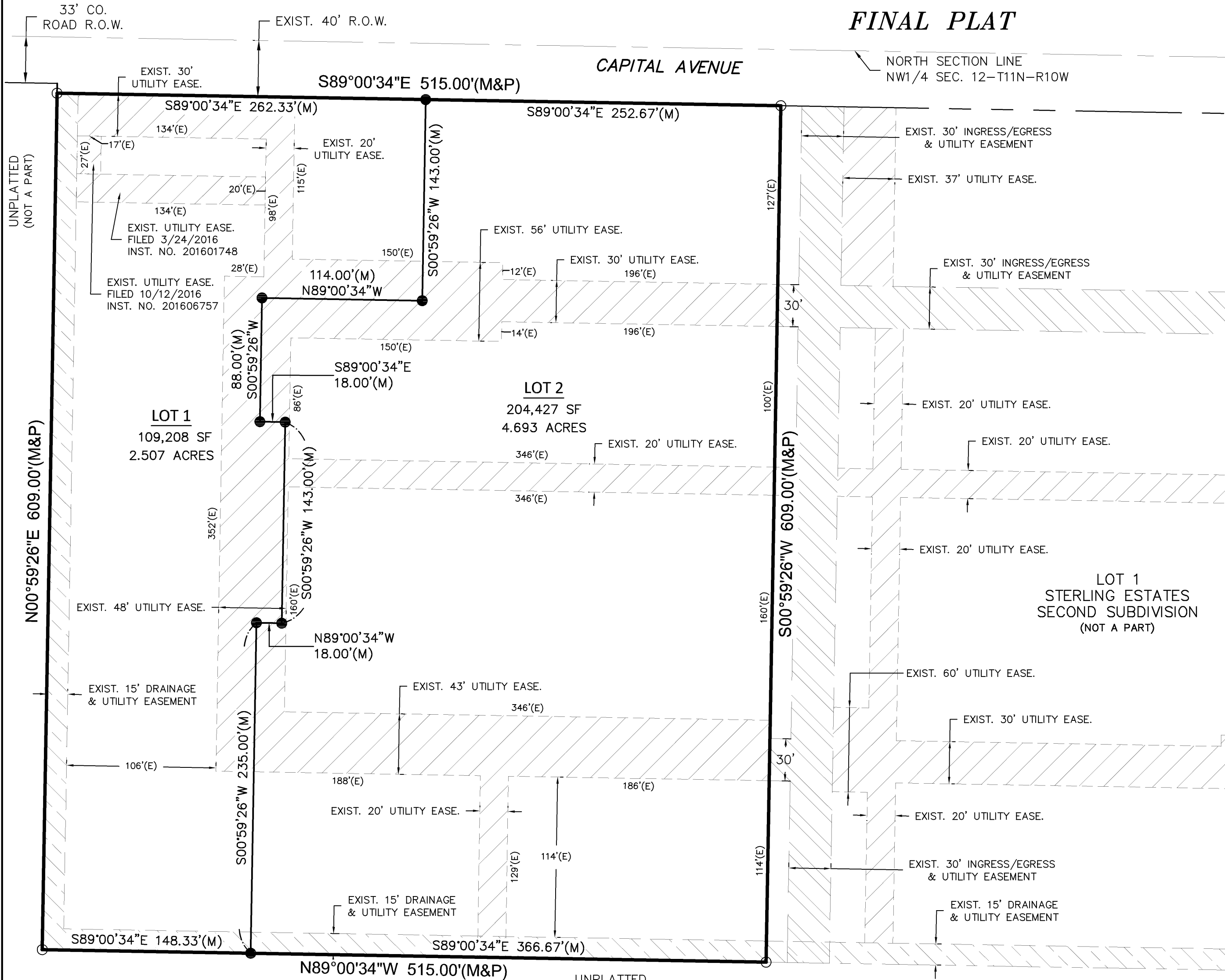
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2017.

MAYOR

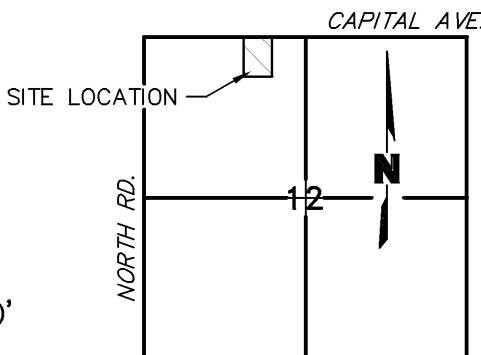
CITY CLERK

OWNERS: TS12 PHASE II, LLC
SUBDIVIDER: TS12 PHASE II, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2



LOCATION MAP

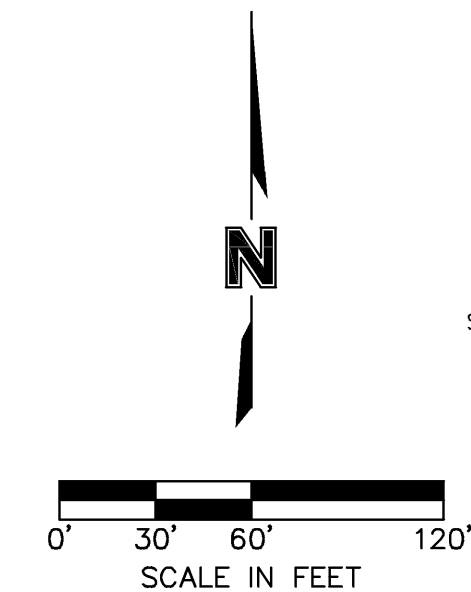
SEC. 12, T11N, R10W
NOT TO SCALE



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR W/CAP)
- SECTION LINE
- PROPOSED SUBDIVISION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- /// UTILITY EASEMENT
- /// DRAINAGE & UTILITY EASEMENT
- /// INGRESS/EGRESS & UTILITY EASEMENT

- M MEASURED DISTANCE
- P RECORDED DISTANCE STERLING ESTATES 2ND SUBDIVISION
- E EASEMENT MEASURED DISTANCE



OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2014-2919
SB WORLDWIDE STERLING APARTMENTS SURVEY
FB

DWG: F:\Projects\014-2919\PBIN\Final_Plat\9th_FPT_9th_0142919.dwg
DATE: Feb 09, 2017 4:31pm
XREFS: 014-2919_DP_REV-1
014-2919_DP_PBASE_REV-1
014-2919_DP_PBASE_EXISTING_PHASE-1
USER: jirmenez



Hall County Regional Planning Commission

**Wednesday, March 1, 2017
Regular Meeting**

Item 1

Hall County Zoning Review Committee Report

Staff Contact: Chad Nabity

Hall County Zoning Review Subcommittee
Meeting Minutes
Thursday, February 9, 2017
Hall County Administration Building, Committee Room

Present: Hall County Supervisors Steve Schuppan and Karen Bredthauer; Planning Commission Chairman Pat O'Neill; Hall County Planning Commissioners Leslie Ruge, Leonard Rainforth and Judd Allan; Regional Planning Director Chad Nabity.

Absent: Regional Planning Commissioner Greg Robb; Hall County Facilities and Zoning Administrator Loren "Doone" Humphrey.

Livestock Friendly Regulations: Nabity opened the meeting at 5:17 p.m. He said Nebraska adopted Livestock Friendly County designation regulations in 2004, but he has resisted participating in the program because he saw no real direct advantage and the program takes time to pass policies and file annual reports. Schuppan said he's heard people complain that Hall County is not state designated as livestock friendly – even though it is hugely supportive of ag and has ag industry that slaughters 5,000 head of cattle a day. O'Neill said economic developers have told him that the county can get overlooked by out-of-state companies that simply look at the state list of livestock friendly counties. Nabity said it may be time to go ahead and consider the designation locally, however there is concern if the county would apply and be denied by the state. O'Neill was also concerned about any loss of local control under the designation. Nabity said there shouldn't be any loss of local control, but there will need to be consensus from the county and all the cities and villages in the county. The county will have to submit its zoning, identify its animal feeding regulations and hold public hearings and have the passage of like resolutions from Grand Island, Cairo, Alda, Doniphan, Wood River and Hall County. The committee decided it may be best to apply for the livestock friendly designation, in conjunction with a bigger passage of changes, including the potential passage of a livestock siting matrix based on the Nebraska Department of Agriculture Livestock Siting Matrix. That matrix gives points to a potential livestock operation based on factors such as location, separation, waste controls, etc. If enough points are scored, the operation becomes a permitted use. Schuppan said it would be nice to have that matrix in lieu of issuing conditional use permit, which tend to get weighted down in emotion. Nabity said the committee may want to look at developing the matrix for use in lieu of issuing conditional use permits, except if animal units exceed a certain threshold, such as 5,000 animal units – then the matrix and a conditional use permit could be used.

Livestock Siting Matrix/Livestock Numbers: Nabity displayed a map of address points in Hall County and a quarter-mile setback around each. The map was to show where the most open areas in the county are for potential livestock operations. Schuppan said the map gives Hall County a black eye because it shows there are plenty of people in any area to object to livestock operations as there are lots of rural residences. With more and more people moving into rural areas, Schuppan said such objections will increase because many city people moving to the country want fresh air and smooth roads – they don't understand about livestock smells and gravel roads. Schuppan said even one of the most isolated parts

of the county, the northwest portion, generated livestock operation complaints about the C and I feedlot. He said that feedlot was two times the size allowed with no conditional permit under current county regulations when county officials asked the Nebraska Department of Environmental Quality about the number of head there. Some of the most open ground currently is at the former Cornhusker Army Ammunition Plant, O'Neill said. O'Neill said starting or expanding business is costly and having to rely on obtaining conditional use permits is difficult for business owners. He favored looking into developing a local siting matrix that would allow livestock operations to locate or expand if sufficient points were accumulated. The matrix could also serve as a way for self-scoring before a business thought about an expansion or new site. A localized matrix could also take into account changes in production technology, such as the use of hoop houses with dry bedding. Schuppan volunteered to help with developing a local siting matrix. Nabity said Robb will also be asked to serve on the committee. Schuppan said compliance with DEQ, size and use of pens, and size of animals needs to be taken into consideration. He said 1,000 head of 600-pound cattle produce a lot less waste than 1,000 head of 1,200-pound cattle. Schuppan said he wants more than just set back from a house as a determining factor for livestock operations. Nabity said the matrix could require certain setbacks for certain size operations, and potentially offer bonus points for operators who exceed the minimum setbacks. As an example, he said maybe a 1/4 mile set back would be required up to 1,000 head, 3/8 mile for 3,000 head and 1/2 mile for 5,000 head, but a 2,000 head operator with a 3/8 setback could score bonus points on the matrix. O'Neill wondered if the matrix could be used for any value-added ag industry. Dairies and livestock trailer washouts were mentioned. Allan asked if a previously denied conditional use permit could come back for consideration under the matrix. Nabity said yes because the matrix would be a new rule, similar to the changes in speed limits on the interstate – in 1985 driving 75 mph would have been 20 miles over the speed limit and now 75 mph is the speed limit. The road didn't change, but the rules for driving it did. Schuppan said he thinks it's key to have the matrix tied in with obtaining a livestock friendly designation for Hall County. The committee will begin work on the matrix to take back to the Regional Planning Commission.

Meeting adjourned at 6:20 p.m. Members will be asked to complete a DoodlePoll to set the next meeting time.

Documents handed out at the meeting were:

- Nebraska Department of Agriculture Application for Designation as a Livestock Friendly County.
- Nebraska Department of Agriculture Annual Report of a Livestock Friendly County.
- Nebraska Legislature Program Summary of the Livestock Friendly County Program.
- Frequently Asked Questions fact sheet by Nebraska Department of Ag on Livestock Friendly.
- Livestock Friendly County Designation Statutes.
- Livestock Friendly County Benefits document from Nebraska Department of Ag.
- Nebraska Administrative Code, Title 29, Chapter 2, Livestock Friendly County Regulations.
- Nebraska Animal Feeding Operation Siting Matrix.

Respectfully submitted,
Tracy Overstreet
Planning Administrative Assistant